

# PLAT OF SURVEY FOR WILLIAM AND JOHN AYARS

State of Ohio, Madison County  
Pike Township, V.M.S. 8176

\*\*  
1.681 acres

Part of John Dee and Bonnie Jo Ayars  
and William and Betty Lou Ayars'  
2.579 acre tract described in  
O.R 229, Pg. 25 (Parcel 15-00003.000)  
and part of Brooke Ann Ayars, William  
H. Ayars, Jr. and Johnny Paul Ayars'  
original 182.18 acre tract described  
in O.R 211, Pg. 1107  
(Parcel 15-00003.001)  
(0.178 acre in Road R/W)

**NOTES:**

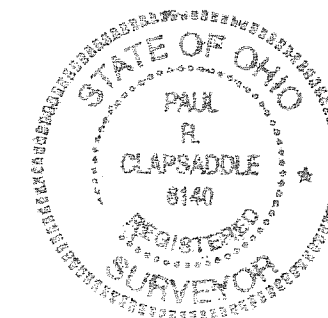
Reference deeds are shown hereon

Bearings indicated hereon are based on  
State Plane Coordinates, datum NAD83,  
South Zone, based on GPS field  
observations in November 2020.

**LEGEND:**

- ⊕ Railroad spike found
- Magnetic nail found
- Magnetic nail set
- ⊙ 5/8 inch iron pin found with cap marked "CLAPSADDLE RS 6140"
- 5/8 inch iron pin set with cap marked "CLAPSADDLE RS 6140"
- 5/8 inch square iron bar found

Brooke Ann Ayars, William H.  
Ayars, Jr. and Johnny Paul Ayars  
original 182.18 acre tract  
described in O.R 211, Pg. 1107  
(Parcel 15-00003.001)



Scale: 1"=80'  
Date: January 15, 2021

Proj: AyarsBillNov20  
Dwg: AyarsBillJan21

**Paul R. Clapsaddle  
and Associates**

REGISTERED ENGINEERS AND SURVEYORS

19019 WEST DARBY ROAD, MARYSVILLE OHIO 43040  
(937) 747-2599

Paul R. Clapsaddle, P.E., P.S.

I hereby certify that this plat was prepared from  
a field survey made under my supervision and that  
monuments were placed as indicated hereon.

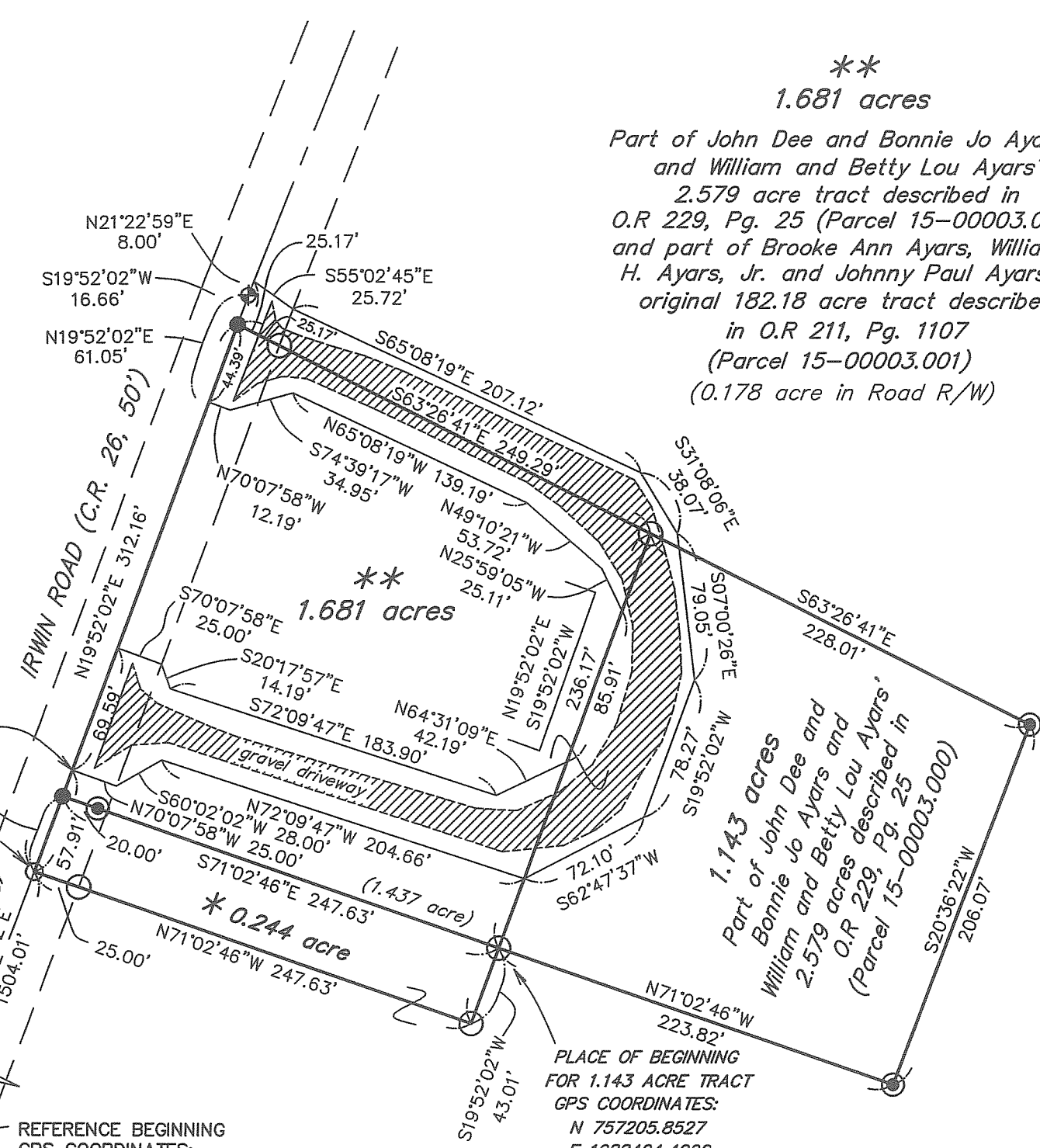
*Paul R. Clapsaddle*  
Paul R. Clapsaddle, R.S. 6140

\* 0.244 acre  
Part of Brooke Ann Ayars, William  
H. Ayars, Jr. and Johnny Paul Ayars'  
original 182.18 acre tract described  
in O.R 211, Pg. 1107  
(Parcel 15-00003.001)  
(0.025 acre in Road R/W)

PLACE OF BEGINNING  
FOR 1.143 ACRE TRACT  
GPS COORDINATES:  
N 757205.8527  
E 1688404.4262

1.143 acres  
Part of John Dee and  
Bonnie Jo Ayars and  
William and Betty Lou Ayars  
2.579 acres described in  
O.R 229, Pg. 25  
(Parcel 15-00003.000)

\*\*  
1.681 acres



PLACE OF BEGINNING  
FOR 1/E EASEMENT  
GPS COORDINATES:  
N 757245.8377  
E 1688155.6124

REFERENCE BEGINNING  
GPS COORDINATES:  
N 755831.3390  
E 1687644.4830

ROSEDALE ROAD  
(C.R. 25, 45')

(assumed bearing)  
N19°52'02"E  
1504.01'

**SURVEY FOR WILLIAM AND JOHN AYARS**

**1.681 Acres**

**November 24, 2020**

The following described 1.681 acre tract is situated in the State of Ohio, County of Madison, Township of Pike, and V.M.S. 8176, being part of Brooke Ann Ayars, William H. Ayars, Jr. and Johnny Paul Ayars' original 182.18 acre tract described in Official Record 211, page 1107 (Parcel 15-00003.001), and part of John Dee Ayars, Bonnie Jo Ayars, William Ayars, and Betty Lou Ayars' 2.579 acre tract described in Official Record 229, page 25 (Parcel 15-00003.000), and said 1.681 acre tract being more particularly described as follows:

Beginning for reference at a 5/8 inch square iron bar found at the intersection of the centerline of Rosedale Road (C.R. #25, 45 feet wide) with the southern terminus point of Irwin Road (C.R. #26, 50 feet wide), said iron pin marking the southwest corner of said original 182.18 acre tract;

Thence North 19°52'02" East (assumed bearing) 1504.01 feet, following the centerline of Irwin Road and a west line of said original 182.18 acre tract, to a magnetic nail set and marking the *place of beginning*;

Thence North 19°52'02" East 312.16 feet, continuing with the centerline of said Road and a west line of said original 182.18 acre tract, passing at 43.01 feet a magnetic nail found at the southwest corner of said 2.579 acre tract, thereafter following the west line of said 2.579 acre tract, to a magnetic nail found at a southwest corner of the remainder of said original 182.18 acre tract, said nail being South 19°52'02" West 16.66 feet from a railroad spike found at an angle point in the centerline of said Road;

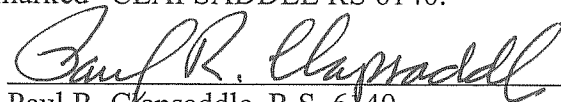
Thence South 63°26'41" East 249.29 feet, departing from the centerline of said Road and following the north line of said 2.579 acre tract and a south line of the remainder of said original 182.18 acre tract, passing at 25.17 feet an iron pin set, to an iron pin set;

Thence South 19°52'02" West 279.18 feet, crossing said 2.579 acre tract and passing at 236.17 feet an iron pin set in the south line of said 2.579 acre tract, thereafter, entering the remainder of said original 182.18 acre tract, to an iron pin set;

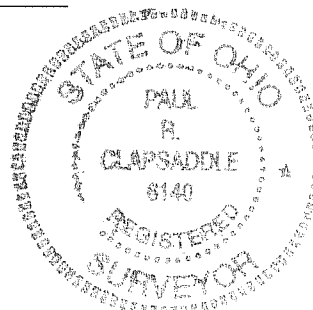
Thence North 71°02'46" West 247.63 feet, continuing through said 182.18 acre tract and passing at 222.63 feet an iron pin set, to the *place of beginning, containing 1.681 acres*, more or less, and being subject to all valid easements and restrictions of record. Of the above described 1.681 acre tract, 0.178 acre is within the right of way of Irwin Road, 1.437 acres are part of said 2.579 acre tract, and 0.244 acre is part of said original 182.18 acre tract.

The above description was prepared from a field survey made under the supervision of Paul R. Clapsaddle, Registered Surveyor #6140, during the month of December 2020. Bearings indicated herein are based on State Plane Coordinates, datum NAD83, South Zone, based on GPS field observations in November 2020. Iron pins set are 5/8 inch by 30 inch reinforcing rods with caps marked "CLAPSADDLE RS 6140."

ATTEST:



Paul R. Clapsaddle, R.S. 6140  
19019 West Darby Road  
Marysville, Ohio 43040  
(937) 747-2599



***SURVEY FOR WILLIAM AND JOHN AYARS***

***1.143 Acres***

***January 15, 2021***

The following described 1.143 acre tract is situated in the State of Ohio, County of Madison, Township of Pike, and V.M.S. 8176, being part of John Dee Ayars, Bonnie Jo Ayars, William Ayars, and Betty Lou Ayars' 2.579 acre tract described in Official Record 229, page 25 (Parcel 15-00003.000), and said 1.143 acre tract being more particularly described as follows:

Beginning for reference at a 5/8 inch square iron bar found at the intersection of the centerline of Rosedale Road (C.R. #25, 45 feet wide) with the southern terminus point of Irwin Road (C.R. #26, 50 feet wide), said iron pin marking the southwest corner of Brooke Ann Ayars, William H. Ayars, Jr. and Johnny Paul Ayars' original 182.18 acre tract described in Official Record 211, page 1107;

Thence North  $19^{\circ}52'02''$  East (assumed bearing) 1547.02 feet, following the centerline of Irwin Road and a west line of said original 182.18 acre tract, passing at 1504.01 feet a magnetic nail set, to a magnetic nail found at the southwest corner of said 2.579 acre tract;

Thence South  $71^{\circ}02'46''$  East 247.63 feet, departing from the centerline of said Road and following a north line of the remainder of said original 182.18 acre tract and following the south line of said 2.579 acre tract, passing at 20.00 feet a 5/8 inch iron pin found with cap marked "CLAPSADDLE RS 6140", to an iron pin set and marking the *place of beginning*;

Thence North  $19^{\circ}52'02''$  East 236.17 feet, crossing said 2.579 acre tract, to an iron pin set in a south line of the remainder of said original 182.18 acre tract;

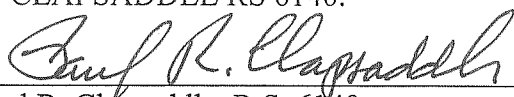
Thence South  $63^{\circ}26'41''$  East 228.01 feet, following the north line of said 2.579 acre tract and a south line of the remainder of said original 182.18 acre tract, to a 5/8 inch iron pin found with cap marked "CLAPSADDLE RS 6140";

Thence South  $20^{\circ}36'22''$  West 206.07 feet, following the east line of said 2.579 acre tract and a west line of the remainder of said original 182.18 acre tract, to a 5/8 inch iron pin found with cap marked "CLAPSADDLE RS 6140";

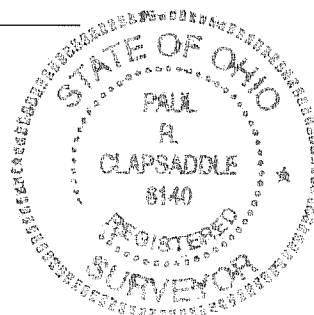
Thence North  $71^{\circ}02'46''$  West 223.82 feet, following the south line of said 2.579 acre tract and a north line of the remainder of said original 182.18 acre tract, to the *place of beginning, containing 1.143 acres*, more or less, and being subject to all valid easements and restrictions of record. This tract has no Road frontage and must be attached to adjoining property that has Road frontage.

The above description was prepared from a field survey made under the supervision of Paul R. Clapsaddle, Registered Surveyor 6140, during the month of December 2020. Bearings indicated herein are based on State Plane Coordinates, datum NAD83, South Zone and based on GPS observations in November 2020. Iron pins set are 5/8 inch by 30 inch reinforcing rods with caps marked "CLAPSADDLE RS 6140."

ATTEST:



Paul R. Clapsaddle, R.S. 6140  
19019 West Darby Road  
Marysville, Ohio 43040  
(937) 747-2599



***SURVEY FOR WILLIAM AND JOHN AYARS***

***0.244 Acres***

***January 15, 2021***

The following described 0.244 acre tract is situated in the State of Ohio, County of Madison, Township of Pike, and V.M.S. 8176, being part of Brooke Ann Ayars, William H. Ayars, Jr. and Johnny Paul Ayars' original 182.18 acre tract described in Official Record 211, page 1107 (Parcel 15-00003.001), and said 0.244 acre tract being more particularly described as follows:

Beginning for reference at a 5/8 inch square iron bar found at the intersection of the centerline of Rosedale Road (C.R. #25, 45 feet wide) with the southern terminus point of Irwin Road (C.R. #26, 50 feet wide), said iron pin marking the southwest corner of said original 182.18 acre tract;

Thence North 19°52'02" East (assumed bearing) 1504.01 feet, following the centerline of Irwin Road and a west line of said original 182.18 acre tract, to a magnetic nail set and marking the *place of beginning*;

Thence North 19°52'02" East 43.01 feet, continuing with the centerline of said Road and a west line of said original 182.18 acre tract, to a magnetic nail found at the southwest corner of John Dee Ayars and Bonnie Jo Ayars and William Ayars and Betty Lou Ayars' 2.579 acre tract described in Official Record 229, page 25;

Thence South 71°02'46" East 247.63 feet, departing from the centerline of Irwin Road and following the south line of said 2.579 acre tract and a north line of the remainder of said original 182.18 acre tract, passing at 20.00 feet an iron pin found with cap marked "CLAPSADDLE RS 6140", to an iron pin set;

Thence South 19°52'02" West 43.01 feet, entering the remainder of said original 182.18 acre tract, to an iron pin set;

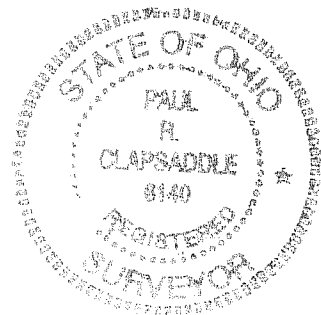
Thence North 71°02'46" West 247.63 feet, continuing through the remainder of said original 182.18 acre tract, passing at 222.63 feet an iron pin set, to the *place of beginning, containing 0.244 acre*, more or less, and being subject to all valid easements and restrictions of record. Of the above described 0.244 acre tract, 0.025 acre is within the right of way of Irwin Road.

The above description was prepared from a field survey made under the supervision of Paul R. Clapsaddle, Registered Surveyor #6140, during the month of December 2021. Bearings indicated herein are based on State Plane Coordinates, datum NAD83, South Zone and based on GPS field observations in November 2020. Iron pins set are 5/8 inch by 30 inch reinforcing rods with caps marked "CLAPSADDLE RS 6140."

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**SURVEY FOR WILLIAM AND JOHN AYARS**  
**Ingress/Egress Easement**  
**December 10, 2020**

The following described ingress/egress easement is situated in the State of Ohio, County of Madison, Township of Pike, and V.M.S. 8176, being over part of Brooke Ann Ayars, William H. Ayars, Jr. and Johnny Paul Ayars' original 182.18 acre tract described in Official Record 211, page 1107 (Parcel 15-00003.001) and over part of John Dee Ayars, Bonnie Jo Ayars, William Ayars, and Betty Lou Ayars' 2.579 acre tract described in Official Record 229, page 25 (Parcel 15-00003.000), said ingress/egress easement being more particularly described as follows:

Beginning for reference at a 5/8 inch square iron bar found at the intersection of the centerline of Rosedale Road (C.R. #25, 45 feet wide) with the southern terminus point of Irwin Road (C.R. #26, 50 feet wide), said iron pin marking the southwest corner of said original 182.18 acre tract;

Thence North 19°52'02" East (assumed bearing) 1561.92 feet, following the centerline of Irwin Road and a northwest line of said original 182.18 acre tract, passing at 1547.02 feet a magnetic nail found at the southwest corner of said 2.579 acre tract and at a northwest corner of the remainder of said original 182.18 acre tract, thereafter following the west line of said 2.579 acre tract, to a point marking the *place of beginning*;

Thence *North 19°52'02" East 69.59 feet*, continuing with the centerline of said Road and the west line of said 2.579 acre tract, to a point;

Thence *South 70°07'58" East 25.00 feet*, departing from the centerline of said Road and entering said 2.579 acre tract, to a point in the east right of way line of Irwin Road;

Thence *South 20°17'57" East 14.19 feet*, continuing through said 2.579 acre tract, to a point;

Thence *South 72°09'47" East 183.90 feet*, continuing through said 2.579 acre tract, to a point;

Thence *North 64°31'09" East 42.19 feet*, continuing through said 2.579 acre tract, to a point;

Thence *North 19°52'02" East 85.91 feet*, continuing through said 2.579 acre tract, to a point;

Thence *North 25°59'05" West 25.11 feet*, continuing through said 2.579 acre tract, to a point;

Thence *North 49°10'21" West 53.72 feet*, continuing through said 2.579 acre tract, to a point;

Thence *North 65°08'19" West 139.19 feet*, continuing through said 2.579 acre tract, to a point;

Thence *South 74°39'17" West 34.95 feet*, continuing through said 2.579 acre tract, to a point;

Thence *North 70°07'58" West 12.19 feet*, continuing through said 2.579 acre tract, to a point on the centerline of Irwin Road and in the west line of said 2.579 acre tract;

Thence *North 19°52'02" East 61.05 feet*, following the centerline of said Road and the west line of said 2.579 acre tract, passing at 44.39 feet a magnetic nail found at the northwest corner of said 2.579 acre tract and at a southwest corner of the remainder of said original 161.69 acre tract, thereafter following the west line of the original 161.69 acre tract, to a railroad spike found;

Thence *North 21°22'59" East 8.00 feet*, following the centerline of said Road and a west line of said original 161.69 acre tract, to a point;

Thence *South 55°02'45" East 25.72 feet*, departing from the centerline of said Road and entering said original 161.69 acre tract, to a point on the east right of way line of said Road;

Thence *South 65°08'19" East 207.12 feet*, continuing through said 161.69 acre tract, to a point;

Thence *South 31°08'06" East 38.07 feet*, continuing through said 161.69 acre tract, to a point;

Thence *South 7°00'26" East 79.05 feet*, continuing through said 161.69 acre tract and entering said 2.579 acre tract, to a point;

Thence *South 19°52'02" West 78.27 feet*, continuing through said 2.579 acre tract, to a point;

Thence *South 62°47'37" West 72.10 feet*, continuing through said 2.579 acre tract, to a point;

Thence *North 72°09'47" West 204.66 feet*, continuing through said 2.579 acre tract, to a point;

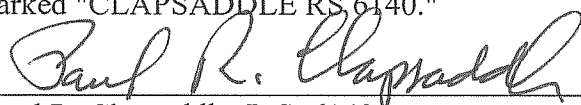
Thence *South 60°02'02" West 28.00 feet*, continuing through said 2.579 acre tract, to a point on the east right of way line of Irwin Road;

Thence *North 70°07'58" West 25.00 feet*, to the *place of beginning*.

The above described ingress/egress easement is subject to all valid easements and restrictions of record.

The above description was prepared from a field survey made under the supervision of Paul R. Clapsaddle, Registered Surveyor 6140, during the month of December 2020. Bearings indicated herein are based on State Plane Coordinates, datum NAD83, South Zone, based on GPS field observations in November 2020. Iron pins set are 5/8 inch by 30 inch reinforcing rods with caps marked "CLAPSADDLE RS 6140."

ATTEST:



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